

A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 4815
Executive Boulevard, Fort Wayne, Indiana
46801. (Supervalu-Food Marketing Division)

WHEREAS, Petitioner has duly filed its petition dated March
16, 1994 to have the following described property designated and
declared an "Economic Revitalization Area" under Section 153.02
of the Municipal Code of the City of Fort Wayne, Indiana, of
1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 6 permanent jobs for a
total additional annual payroll of \$110,000, with the average new
annual job salary being \$18,333.33; and

WHEREAS, the total estimated project cost is \$13,800,000;

and

WHEREAS, it appears the said petition should be processed to
final determination in accordance with the provisions of said
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,
below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-
12.1. Said designation shall begin on the effective date of the
Confirming Resolution referred to in Section 6 of this Resolution
and shall continue for two (2) year(s) thereafter. Said
designation shall terminate at the end of that two (2) year
period.

SECTION 2. That, upon adoption of the Resolution:

- 1 (a) Said Resolution shall be filed with the Allen County
2 Assessor;
- 3 (b) Said Resolution shall be referred to the Committee on
4 Finance and shall also be referred to the Department of
5 Economic Development requesting a recommendation from
6 said department concerning the advisability of
7 designating the above designated area an "Economic
8 Revitalization Area";
- 9 (c) Common Council shall publish notice in accordance with
10 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption
11 substance of this resolution and setting this
12 designation as an "Economic Revitalization Area" for
13 public hearing;
- 14 (d) If this Resolution involves an area that has already
15 been designated an allocation area under I.C. 36-7-14-
16 39, then the Resolution shall be referred to the Fort
17 Wayne Redevelopment Commission and said designation as
18 an "Economic Revitalization Area" shall not be finally
19 approved unless said Commission adopts a Resolution
20 approving the petition.

21 **SECTION 3.** That, said designation of the hereinabove
22 described property as an "Economic Revitalization Area" shall
23 apply to a deduction of the assessed value of real estate.

24 **SECTION 4.** That, the estimate of the number of individuals
25 that will be employed or whose employment will be retained and
26 the estimate of the annual salaries of those individuals and the
27 estimate of the value of redevelopment or rehabilitation, all
28 contained in Petitioner's Statement of Benefits, are reasonable
29 and are benefits that can be reasonably expected to result from
30 the proposed described redevelopment or rehabilitation.

31 **SECTION 5.** That, the current year approximate tax rates for
32 taxing units within the City would be:

1 (a) If the proposed new manufacturing equipment is not
2 installed, the approximate current year tax rates for
3 this site would be \$9.3184/\$100.

4 (b) If the proposed new manufacturing equipment is
5 installed and no deduction is granted, the approximate
6 current year tax rate for the site would be
7 \$9.3184/\$100 (the change would be negligible).

8 (c) If the proposed new manufacturing equipment is
9 installed and a deduction percentage of eighty percent
10 (80%) is assumed, the approximate current year tax rate
11 for the site would be \$9.3184/\$100 (the change would be
12 negligible).

13 **SECTION 6.** That, this Resolution shall be subject to being
14 confirmed, modified and confirmed, or rescinded after public
15 hearing and receipt by Common Council of the above described
16 recommendations and resolution, if applicable.

17 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby
18 determined that the deduction from the assessed value of the new
19 manufacturing equipment shall be for a period of five (5) years.

20 **SECTION 8.** That, the benefits described in the Petitioner's
21 Statement of Benefits can be reasonably expected to result from
22 the project and are sufficient to justify the applicable
23 deductions.

24 **SECTION 9.** That, this Resolution shall be in full force and
25 effect from and after its passage and any and all necessary
26 approval by the Mayor.

27 
28 Member of Council

29 APPROVED AS TO FORM AND LEGALITY

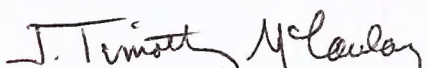
30 
31 J. Timothy McCaulay, City Attorney
32

Exhibit A

Part of the Southwest Quarter of Section 22, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows, to-wit: Commence at the Southwest corner of a 6.311 acre tract conveyed by Interstate Industrial Park to Torfa Realty and recorded in Deed Record 659, page 144; (1) thence South 89 degrees 02 minutes East along the South line of said 6.311 acre tract, a distance of 284.88 feet; (2) thence Eastwardly on a curve to the left having a radius of 553.69 feet, the chord of which bears 84 degrees 21 minutes 30 seconds, for a length of 127.44 feet, the arc distance of 127.75 feet to a point of tangent; (3) thence North 77 degrees 45 minutes East, 74.98 feet to a point of curve; (4) thence Eastwardly on a curve to the right having a radius of 593.69 feet, the chord of which bears North 83 degrees 52 minutes East, for a length of 126.52 feet, the arc distance of 126.72 feet, to a point of tangent; (5) thence North 89 degrees 59 minutes East, 74.70 feet to the Westerly line of a 17.50 acre tract conveyed by Food Marketing Corporation to Torfa and recorded in Deed Record 659, pages 147-8; (6) thence Southwardly, along said Westerly line, 40.0 feet, (the following five courses and distances, being parallel with and 40 feet Southwardly at right angles and radially from courses Numbers five, four, three, two and one herein); (7) thence South 89 degrees 59 minutes West, 74.70 feet to a point of curve; (8) thence Westwardly, on a curve to the left having a radius of 553.69 feet; the chord of which bears South 83 degrees 52 minutes West for a length of 118.00 feet, the arc distance of 118.18 feet to a point of tangent; (9) thence South 77 degrees 45 minutes West, 74.98 feet to a point of curve; (10) thence Westwardly on a curve to the right having a radius of 593.69 feet, the chord of which bears South 84 degrees 21 minutes 30 seconds West, for a length of 136.66 feet, the arc distance of 136.98 feet to a point of tangent; (11) thence North 89 degrees 02 minutes West, a distance of 149.28 feet; (12) thence Northwesterly along a circular curve to the left having a radius of 450 feet, more or less, an arc distance of 142.0 feet, more or less, to the point of beginning, containing 0.559 acres, more or less, of land.

ALSO, a strip of land in the Southwest Quarter of Section 22, Township 31 North, Range 12 East, in Allen County, Indiana, being further identified as that part of a 0.995 acre tract conveyed to Interstate Industrial Park by Quit-Claim Deed recorded in Deed Record 664, pages 249-252, lying South of that part Excepted from a 0.385 acre tract, also conveyed to Interstate Industrial Park by Quit-Claim Deed recorded in Deed Record 664, pages 249-52, and lying North of a 0.726 acre tract conveyed to Torfa by deed recorded in Deed Record 664, page 253, in particular described as follows, to-wit: Commence on the North line of the 0.726 acre tract hereinbefore referred to at a point situated 93.38 feet East of the West corner thereof; thence Northeasterly along a circular curve to the left having a radius of 593.69 feet, a distance of 83.2 feet, more or less, to the Northeasterly line of the 0.995 acre tract initially referred to; thence Southeasterly along the line aforesaid on a circular curve to the right having a radius of 476.85 feet, a distance of 15.0 feet, more or less, to the North line of the 0.726 acre tract and situated 185.1 feet East of the West corner of said 0.726 acre tract; thence West along the line aforesaid, a distance of 91.72 feet, more or less, to the point of beginning; containing 200 square feet, more or less, of land.

ALSO, part of the Southwest Quarter of Section 22, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows, to-wit: Commence on the Westerly right-of-way line of Executive Boulevard, 80 feet wide, as dedicated by Instrument recorded in Deed Record 648, pages 31-32, at a point situated 40 feet North of the Northeast corner of Block No. 4 of Section "A" of INTERSTATE INDUSTRIAL PARK as recorded in Plat Book 26, pages 65-67; thence Westerly on a line parallel to the North line of said Block No. 4 and situated 25 feet North of the centerline of an existing Railroad single track, a distance of 1035.59 feet to a point of curve; thence Westerly and Northwesterly along a circular curve to the right having a radius of 362 feet, an arc distance of 150.0 feet to a point situated 20.35 feet radially distant Northeastward of said single track centerline, to which point the subtended chord to the aforesaid course deflects 11 degrees 52 minutes to the right and a chord distance of 148.88 feet; thence Southeasterly, a distance of 50.9 feet to a point situated 7.0 feet radially distant South-

westward of the 362 feet radius curve hereinbefore referred to, and furthermore situated 15.15 feet radially distant Northeastward of said single track centerline; thence continuing Southeasterly by a deflection left of 11 degrees 16 minutes, a distance of 49.7 feet to a point situated 3.2 feet South of the Southwest corner of the existing Food Marketing Building (1975 Addition); thence Easterly by a deflection left of 16 degrees 21 minutes, a distance of 52.9 feet to a point on a line normal to the point of tangent as situated 18 feet normally distant Northward of said single track centerline; thence Easterly on the last described course produced and parallel to said track centerline, a distance of 1035.59 feet to the Westerly right-of-way line of said Executive Boulevard; thence Northerly a distance of 7.0 feet to the point of beginning; containing 0.19 acres, more or less, of land.

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by _____, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>5</u>	<u>1</u>		<u>3</u>
BRADBURY		<u>✓</u>		
EDMONDS	<u>✓</u>			
GiaQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-26-94.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Nedya Escherff, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. B-18-94 on the 26th day of April, 1994

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Nedya Escherff, Deputy Clerk

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of April, 1994, at the hour of 3:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Nedya Escherff, Deputy Clerk

Approved and signed by me this 2nd day of May, 1994, at the hour of 1:45 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Don J. Schmidt</i> <i>Executive Director</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4-26-84</i>
Attested by: <i>Barbara E. Kennedy</i> <i>City Clerk</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

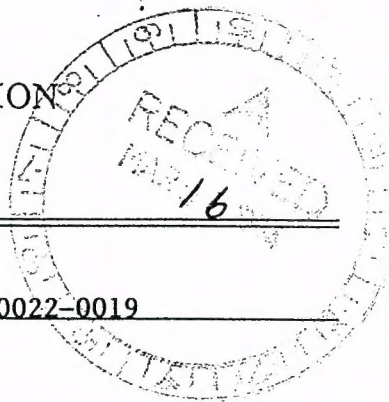
REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

FOR STAFF USE ONLY:

Declaratory Passed 1994
 Confirmatory Passed 1994
565 FT Jobs Currently
200 PT Jobs Currently
\$46,032 Current Average Annual Salary

2 FT Jobs to be Created
4 PT Jobs to be Created
\$18,333 Avg Annual Salary of all New Jobs
565 FT Jobs to be Retained
200 PT Jobs to be Retained
\$26,032 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION
 CITY OF FORT WAYNE, INDIANA



APPLICATION IS FOR:

Real estate key no.: 80-0022-0019

(Check appropriate box(es) below)

☒ Real Estate Improvements Total cost of improvements: Phase 1 \$6,800,000
Phase 2 \$7,000,000

☐ Personal Property (New Manufacturing Equipment) . . . Total cost of improvements: _____

TOTAL OF ABOVE IMPROVEMENTS: \$13,800,000

GENERAL INFORMATION:

SUPERVALU Holdings, Inc.

Applicant's name: dba SUPERVALU-Food Marketing Division Telephone: (219) 483-2146

Name of applicant's business: SUPERVALU-Food Marketing Division

Address of applicant: 4815 Executive Boulevard

Fort Wayne, Indiana 46801

Address of property to be designated: 4815 Executive Boulevard

Name of business to be designated, if applicable: SUPERVALU-Food Marketing Division

Contact person:

Name: Todd J. Heath Telephone: (219) 484-8631

Address: 6610 Mutual Drive

Fort Wayne, Indiana 46825

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

This addition will serve as a regional receiving and distribution warehouse for
edible frozen foods.

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Food Marketing must take positive steps to remain competitive with new companies coming into the area. In order to become more competitive additional warehouse space is necessary. Food Marketing is spending approximately \$900,000 a year on off-site storage. This cost has been necessary due to lack of space at the existing facility. It is estimated that \$720,000 a year in leasing fees could be saved as a result of the proposed addition. Another \$80,000 per year in savings could be recognized due to the elimination of transportation costs incurred in moving goods between the 4815 Executive Boulevard location and the leased storage sites. By eliminating the excessive cost of leasing off-site storage space Food Marketing will be able to compete better and continue to be a major force in the market place.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements

Describe any structure(s) that is/are currently on the property: A one story concrete block structure used as a regional receiving and distribution warehouse for grocery items. Total 670,000 s/f.

Describe the condition of the structure(s) listed above: Facility is in average condition relative to age. Average age of structure is 1960 or 34 years old.

Describe improvements to be made to property to be designated: Phase 1 25,500 square foot freezer addition
Phase 2 41,515 Square foot freezer addition

Start and stop dates for project: April 1994 through January 1996

Current land assessment: \$ 134,470 Current improvements assessment: \$ 2,203,630

Current total real estate assessment: \$ 2,338,100

Most recent annual property tax bill on property to be designated: \$ 206,591.66 1993 pay 1994

What is the anticipated first year tax savings attributable to this designation? \$ 16,854.18 Phase 1 \$ 27,765.96 Phase

How will you use these tax savings? Maintain the facility and put money into additional inventory.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment

Describe the new manufacturing equipment to be installed at the project site:

Equipment purchase start & stop dates: Equipment installation start and stop dates:

Current personal property assessment: \$ Most recent annual personal property tax bill: \$

What is the anticipated first year tax savings attributable to this designation? \$ How will you use these tax savings?

PUBLIC BENEFIT INFORMATION

Permanent full-time and part-time employment by the applicant in Fort Wayne?

Current: 565 Full-time 200 Part-time Average annual salary of all: \$ 26,032.68

Current annual area payroll: \$ 19,915,000

Number of permanent full-time and part-time employees to be created or retained as a result of this project?

Created: 2 Full-time 4 Part-time Average annual salary of all: \$ 18,333.33 *mark*

Retained: 565 Full-time 200 Part-time Average annual salary of all: \$ 26,032.68 *mark*

When do you anticipate reaching the above levels of employment? Completion of phase 2, January 1996

Additional annual area payroll as a result of this project: \$ 110,000

Types of jobs to be created as a result of this project? Union order selectors, and stockers of frozen food

Annual salaries of all jobs to be created/retained from this project?

High \$ 31,000 Low \$ 12,000 Average \$ 25,972.76 *18,333.33*

Check the boxes below if the jobs to be created will provide the listed benefits:

- ☒ Pension Plan
☒ Tuition Reimbursement
☒ Major Medical Plan

- ☒ Life Insurance
☒ Disability Insurance

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes: Agencies that provide applications:

- | | |
|--|---|
| <input type="checkbox"/> Anthony Wayne Services | <input type="checkbox"/> Indiana Dept of Employment & Training Services |
| <input type="checkbox"/> Benito Juarez Center | <input type="checkbox"/> Indiana Institute of Technology |
| <input type="checkbox"/> Catholic Charities of Fort Wayne | <input type="checkbox"/> Indiana Purdue University at Fort Wayne |
| <input type="checkbox"/> Community Action of Northeast Indiana, Inc. | <input type="checkbox"/> Indiana Vocational Rehabilitation Services |
| <input type="checkbox"/> Fort Wayne Rescue Mission | <input type="checkbox"/> IVY Tech |
| <input checked="" type="checkbox"/> Fort Wayne Urban League, Inc. | <input type="checkbox"/> JobWorks |
| <input type="checkbox"/> Fort Wayne Womens Bureau | <input type="checkbox"/> Lutheran Social Services, Inc. |
| <input type="checkbox"/> Indiana Department of Commerce | <input type="checkbox"/> Wayne Township Trustee |
| <input type="checkbox"/> Indiana Department of Public Welfare | |

EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.

Edd J. Heath

Signature of Applicant

3-15-94

Date



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer SUPERVALU-Food Marketing Division	
Address of taxpayer (street and number, city, state and ZIP code) 4815 Executive Boulevard, Fort Wayne, Indiana 46801	
Name of contact person Todd J. Heath	Telephone number (219) 484-8631

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body Fort Wayne Common Council		Resolution number
Location of property 4815 Executive Boulevard	County Allen	Taxing district Washington 80
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Phase 1, 25,500 Square foot freezer addition Phase 2, 41,515 Square foot freezer addition		Estimated starting date April 15, 1994
		Estimated completion date January 1, 1994

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 765	Salaries \$19,915,000	Number retained All	Salaries \$19,915,000	Number additional 6	Salaries \$110,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	\$6,610,890	\$2,203,630		
Plus estimated values of proposed project	\$1,501,080	\$ 500,360		
Less values of any property being replaced	-	-		
Net estimated values upon completion of project	\$8,111,970	\$2,703,990		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
To continue to improve our position in the market place. Make every effort to remain a strong and competitive company in order to maintain the quality of jobs offered at SUPERVALU.

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Todd J. Heath	Title CA Level II	Date signed (month, day, year) March 16, 1994

Part of the Southwest Quarter of Section 22, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows, to-wit: Commence at the Southwest corner of a 6.311 acre tract conveyed by Interstate Industrial Park to Torfa Realty and recorded in Deed Record 659, page 144; (1) thence South 89 degrees 02 minutes East along the South line of said 6.311 acre tract, a distance of 284.88 feet; (2) thence Eastwardly on a curve to the left having a radius of 553.69 feet, the chord of which bears 84 degrees 21 minutes 30 seconds, for a length of 127.44 feet, the arc distance of 127.75 feet to a point of tangent; (3) thence North 77 degrees 45 minutes East, 74.98 feet to a point of curve; (4) thence Eastwardly on a curve to the right having a radius of 593.69 feet, the chord of which bears North 83 degrees 52 minutes East, for a length of 126.52 feet, the arc distance of 126.72 feet, to a point of tangent; (5) thence North 89 degrees 59 minutes East, 74.70 feet to the Westerly line of a 17.50 acre tract conveyed by Food Marketing Corporation to Torfa and recorded in Deed Record 659, pages 147-8; (6) thence Southwardly, along said Westerly line, 40.0 feet, (the following five courses and distances, being parallel with and 40 feet Southwardly at right angles and radially from courses Numbers five, four, three, two and one herein); (7) thence South 89 degrees 59 minutes West, 74.70 feet to a point of curve; (8) thence Westwardly, on a curve to the left having a radius of 553.69 feet; the chord of which bears South 83 degrees 52 minutes West for a length of 118.00 feet, the arc distance of 118.18 feet to a point of tangent; (9) thence South 77 degrees 45 minutes West, 74.98 feet to a point of curve; (10) thence Westwardly on a curve to the right having a radius of 593.69 feet, the chord of which bears South 84 degrees 21 minutes 30 seconds West, for a length of 136.66 feet, the arc distance of 136.98 feet to a point of tangent; (11) thence North 89 degrees 02 minutes West, a distance of 149.28 feet; (12) thence Northwesterly along a circular curve to the left having a radius of 450 feet, more or less, an arc distance of 142.0 feet, more or less, to the point of beginning, containing 0.559 acres, more or less, of land.

ALSO, a strip of land in the Southwest Quarter of Section 22, Township 31 North, Range 12 East, in Allen County, Indiana, being further identified as that part of a 0.995 acre tract conveyed to Interstate Industrial Park by Quit-Claim Deed recorded in Deed Record 664, pages 249-252, lying South of that part Excepted from a 0.385 acre tract, also conveyed to Interstate Industrial Park by Quit-Claim Deed recorded in Deed Record 664, pages 249-52, and lying North of a 0.726 acre tract conveyed to Torfa by deed recorded in Deed Record 664, page 253, in particular described as follows, to-wit: Commence on the North line of the 0.726 acre tract hereinbefore referred to at a point situated 93.38 feet East of the West corner thereof; thence Northeasterly along a circular curve to the left having a radius of 593.69 feet, a distance of 83.2 feet, more or less, to the Northeasterly line of the 0.995 acre tract initially referred to; thence Southeasterly along the line aforesaid on a circular curve to the right having a radius of 476.85 feet, a distance of 15.0 feet, more or less, to the North line of the 0.726 acre tract and situated 185.1 feet East of the West corner of said 0.726 acre tract; thence West along the line aforesaid, a distance of 91.72 feet, more or less, to the point of beginning; containing 200 square feet, more or less, of land.

ALSO, part of the Southwest Quarter of Section 22, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows, to-wit: Commence on the Westerly right-of-way line of Executive Boulevard, 80 feet wide, as dedicated by Instrument recorded in Deed Record 648, pages 31-32, at a point situated 40 feet North of the Northeast corner of Block No. 4 of Section "A" of INTERSTATE INDUSTRIAL PARK as recorded in Plat Book 26, pages 65-67; thence Westerly on a line parallel to the North line of said Block No. 4 and situated 25 feet North of the centerline of an existing Railroad single track, a distance of 1035.59 feet to a point of curve; thence Westerly and Northwesterly along a circular curve to the right having a radius of 362 feet, an arc distance of 150.0 feet to a point situated 20.35 feet radially distant Northeastward of said single track centerline, to which point the subtended chord to the aforesaid course deflects 11 degrees 52 minutes to the right and a chord distance of 148.88 feet; thence Southeasterly, a distance of 50.9 feet to a point situated 7.0 feet radially distant South-

westward of the 362 feet radius curve hereinbefore referred to, and furthermore situated 15.15 feet radially distant Northeastward of said single track centerline; thence continuing Southeasterly by a deflection left of 11 degrees 16 minutes, a distance of 49.7 feet to a point situated 3.2 feet South of the Southwest corner of the existing Food Marketing Building (1975 Addition); thence Easterly by a deflection left of 16 degrees 21 minutes, a distance of 52.9 feet to a point on a line normal to the point of tangent as situated 18 feet normally distant Northward of said single track centerline; thence Easterly on the last described course produced and parallel to said track centerline, a distance of 1035.59 feet to the Westerly right-of-way line of said Executive Boulevard; thence Northerly a distance of 7.0 feet to the point of beginning; containing 0.19 acres, more or less, of land.



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *K.A. Lee*
Economic Development Specialist, Department of Economic Development

DATE: April 26, 1994

SUBJECT: Real Property Tax Abatement Application dated March 16, 1994 for Supervalu-Food Marketing Division
Address: 4815 Executive Boulevard, Fort Wayne, Indiana 46801

Background

9-94-04-28

Description of Product or Service Provided by Company: In 1963 Food Marketing Corporation merged with Supervalu Stores, Inc., the nation's largest supplier to independent food stores. Their primary business is to buy warehouse, and deliver to their customers nearly 21,000 different products purchased from thousands of manufacturers and suppliers. Supervalu currently has 18 divisions serving over 3,000 stores in 32 states.

Description of Project: Supervalu-Food Marketing would like to construct an additional 67,015 square feet of freezer space to their existing facility.

Average Annual Wage:	\$18,333.33	Total Project Cost:	\$13,800,000
Number of Full Time Jobs to be Created:	2	Councilmanic District:	3rd
Number of Part Time Jobs to be Created:	4	Existing Zoning of Site:	M-2

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes__ No_x_	Platted Industrial Park:	Yes_x_ No__

Effect of Passage of Tax Abatement

Will allow for the creation of 6 positions which will consist of union selectors and stockers of frozen food.

Effect of Non-Passage of Tax Abatement

Project will not be able to take place therefore resulting in six positions not being created in the community.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of two years
3. The period of deduction should be limited to ten years.

Signed: Karen A. Lee Title Economic Development Specialist

Comments

DIRECTOR: Elizabeth A. New

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Supervalu-Food Marketing Division is requesting a tax abatement to construct an additional 67,015 square feet of freezer space to their existing facility. This addition will serve as a regional receiving and distribution warehouse for edible frozen foods.

EFFECT OF PASSAGE Will allow for the creation of six positions which will consist of union order selectors and stockers of frozen food.

EFFECT OF NON-PASSAGE Project will not take place therefore resulting in positions not being created in the community.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-94-04-28

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating "Economic
Revitalization Area" 4815 Executive Boulevard (Supervalu-Food Marketing
Division)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Cletus R. Edmonds
Donald J. Schmidt
Archie Lunsey
David C. Long
Samuel J. Talley
Rebecca L. Davis

DATED: 4-26-94.

Sandra E. Kennedy
City Clerk